

About 4826 Cannon Crescent

We love this spacious, airy house. We moved to the property in 2022, ending our search of several years to get back to Pender Island, where we'd lived 15 years previously. Because we were intending to stay, and possibly rent out all or part of the property, we have undertaken many renovations (see separate list). However, plans have changed and we are moving on to new adventures.

The house is sunny and bright, especially the lovely studio suite on the lower level, with its own entrance and balcony. A previous owner used it as an artist's studio, and it has also been a yoga studio in the past. We use it as guest accommodation and as a music room. Upstairs, we love looking out at the trees and the sea from our living area and the large deck. There are birds all around us, including regular visits from a low-flying bald eagle!

The garden was once amazing and could be again with just a little love and care. The whole area is fully fenced, which means we can let our dog explore without worrying, and the deer can't get in! We've had little time to do more than clear and maintain the trees, and general upkeep. It's really two gardens, the more formal area has many established ornamental trees and shrubs—roses, lilac, laburnum and fuchsias. In the spring we are overwhelmed with daffodils, bluebells and a great variety of tulips. The flat 'woodland' area is great for playing with our dog, and it could easily be made into a separately fenced area.

We've enjoyed being on the quieter outskirts of Magic Lake, but also near facilities such as the Medicine Beach liquor store, Truss deli, and Slow Coast Cafe. Cannon Crescent is perfectly located for the lake and the swimming hole, near some lovely short and longer walks, and a short drive from the beaches at Trincomali and Medicine Beach. We like being on a quiet cul-de-sac, and that the property has a lot of privacy, especially on the upper deck. Our neighbours are great—the Cannon Crescent 'community' is very friendly and small enough to get to know everyone.

4826 Cannon Crescent List of renovations

When we purchased the property we had a full building inspection. The inspector identified no major issues with the house but noted the usual kinds of issues and that the roof was nearing the end of its life (although it had no problems). We dealt with all the minor repair issues and renovations as below:

- New roof. This included improvement of ventilation and replacement of some older boards, as well as asphalt tiling. Done by John Evans and his team, a local contractor whom we recommend highly. John also did many of the other exterior repairs and renos.
- New vinyl windows. The majority of windows and exterior and interior trim were replaced by Van Isle Windows.
- Electrical—outdated fuses in the main panel were replaced by Alan Neil, a Pender Island-based electrician.
- General repairs—John Evans repaired various exterior areas that needed new siding, garden railing repairs and so forth, and installed greater support for our side deck.
- Deck—the side decking was replaced (Duradek and the plywood underneath), by John Evans and Gulf Islands Deck and Railings. The rest of the deck did not need replacing.
- Heat pump (heat and air conditioning), 7 years old, regularly serviced and we also had a ‘surge suppression’ device installed.
- The propane fire has been regularly serviced (rarely used).
- The interior of the house was freshly painted throughout.
- The entire exterior of the house was professionally painted in October 2024.
- Front steps renovated/repairs by local carpenter (Andrew Innanen).
- *New driveway to upper level of house:* We haven’t had this done but potential buyers might like to know that we investigated getting a drive up to the top/back of the house, so you could drive up to the area by the kitchen door. This would involve using the wooded bit of land to the right of the house. We consulted an on-island excavation/drive building company (Big Dig ‘Em) who said this would be very doable – either add a new entrance from the road and have a straight ramped driveway with a small turnaround at the top, going up next to the next door neighbours’ similar drive, or a bigger circular drive loop that goes up next to the neighbour’s drive and comes down along the side of the house (there's already a sort of path). Big Dig ‘Em estimated 15–20K depending which option.